153.0	0003	0010.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	860,700	/	860,700
USE VALUE:	860,700	/	860,700
ASSESSED:	860,700	/	860,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		FISHER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OUELLETTE JENNIFER/ETAL
Owner 2:	OUELLETTE JOHN H
Owner 3:	
Street 1:	42 FISHER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 2263 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6496.000	368,800		491,900	860,700
Total Card	0.149	368,800		491,900	860,700
Total Parcel	0.149	368,800		491,900	860,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.37 | /Parcel: 380.37

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	101687
GIS Ref	
GIS Ref	
Insp Date	03/10/18

!12009!

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0003-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	368,800	0	6,496.	491,900	860,700		Year end	12/23/2021
2021	101	FV	357,500	0	6,496.	491,900	849,400		Year End Roll	12/10/2020
2020	101	FV	357,500	0	6,496.	491,900	849,400	849,400	Year End Roll	12/18/2019
2019	101	FV	269,500	0	6,496.	461,200	730,700	730,700	Year End Roll	1/3/2019
2018	101	FV	269,500	0	6,496.	381,200	650,700	650,700	Year End Roll	12/20/2017
2017	101	FV	269,500	0	6,496.	350,500	620,000	620,000	Year End Roll	1/3/2017
2016	101	FV	269,500	0	6,496.	319,700	589,200	589,200	Year End	1/4/2016
2015	101	FV	262,900	0	6,496.	313,600	576,500	576,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:39:48

LAST REV

Date	Time
04/24/18	08:59:38
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12009

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCARTHY CHARLE	1156-193		6/12/1996		255,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2010	2329	Addition	25,000					DEMO EFP/NEW8X221S
9/10/2002	780	Addition	45,000	O		G4	GR FY04	ADD 12X20-REM KIT-

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2018	MEAS&NOTICE	HS	Hanne S
1/13/2009	Measured	372	PATRIOT
12/27/1999	Inspected	276	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	272	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101687
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6496		Sq. Ft.	Site		0	80.	0.95	9									491,903						491,900	

Total AC/HA:	0.14913	Total SF/SM:	6496	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	491,903	Spl Credit		Total:	491,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18137646
Const Adj.:	1.00989902
Adj $ / SQ:	155.099
Other Features:	91250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	453056
Depreciation:	84268
Depreciated Total:	368788

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

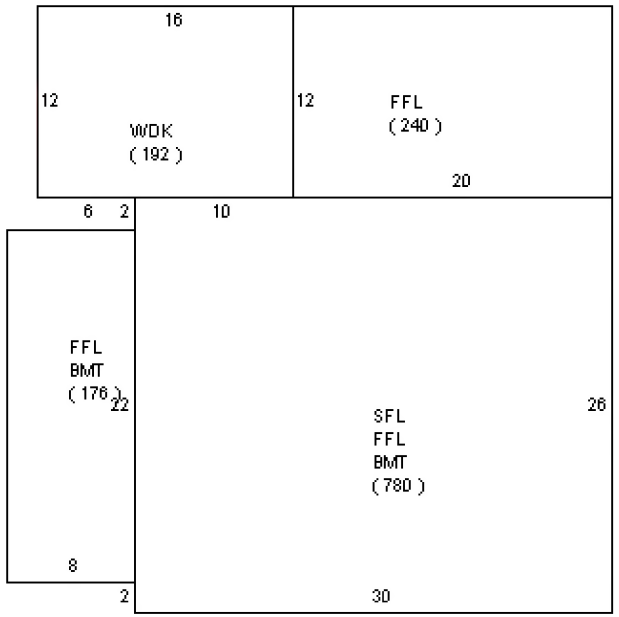
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.10
Special Features:	0	Val/Su Net:	118.05
Final Total:	368800	Val/Su SzAd	186.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,196	155.100	185,499
BMT	Basement	956	55.600	53,157
SFL	Second Floor	780	155.100	120,977
WDK	Deck	192	11.320	2,173
	Net Sketched Area:	3,124	Total:	361,806
Size Ad	1976	Gross Area	3124	FinArea 2263

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0003-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: